

259/72

NUMBER OF PARCELS: 1
GROSS ACRES: 14.482

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 2 SHEETS

PARCEL MAP No. 20334

BEING A SUBDIVISION OF A PORTION OF BLOCKS 25, 66, AND 93 OF RANCHO SAN BERNARDINO,
ON FILE IN MAP BOOK 7, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY
FOR LOT CONSOLIDATION PURPOSES

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
SAN BERNARDINO, CA JANUARY 2022

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY DEDICATE TO THE CITY OF SAN BERNARDINO FOR STREET AND PUBLIC UTILITY PURPOSES: RANCHO AVENUE AND RIALTO AVENUE.

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN BERNARDINO FOR PUBLIC USE, THE 15.00' WIDE TRAIL EASEMENT AS SHOWN HEREON.

OWNER: ELLIOTT PRECISION BLOCK CO., A CORPORATION

BY: Melvin Elliott Pres. 9/15/22 BY: Joan Elliott Sec. 9/15/22
NAME & TITLE DATE NAME & TITLE DATE
Melvin Elliott Joan Elliott

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON September 15, 2022 BEFORE ME,

Monique E. Gallardo
NOTARY PUBLIC, PERSONALLY APPEARED

Melvin Elliott and Joan Elliott

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE [Signature] NAME PRINTED Monique E. Gallardo
MY COMMISSION NUMBER: 2409152 MY COMMISSION EXPIRES: Jun 28, 2024
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino County

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON _____ BEFORE ME,

NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

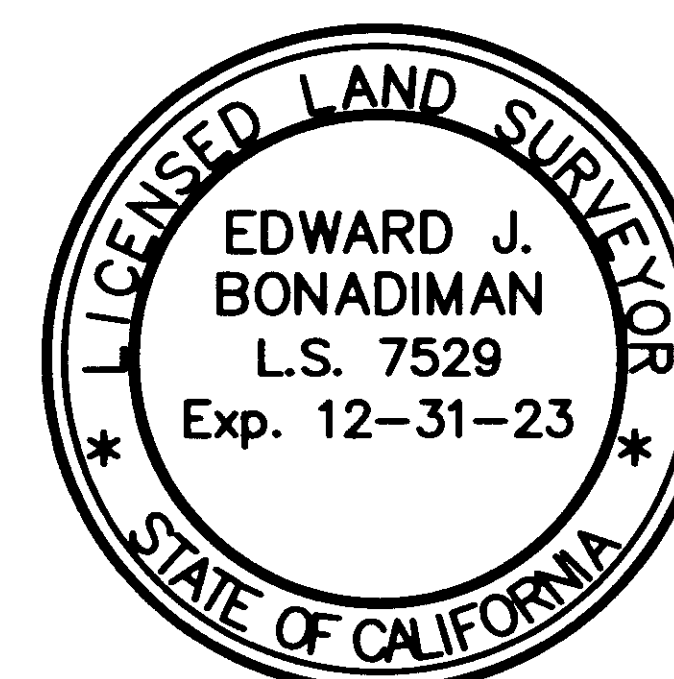
SIGNATURE _____ NAME PRINTED _____
MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MEL ELLIOTT. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 1, 2023, IN COMPLIANCE WITH SECTIONS 66495 & 66496 OF THE SUBDIVISION MAP ACT, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: AUG. 22, 2022

[Signature]
EDWARD J. BONADIMAN, L.S. 7529
EXPIRATION DATE 12/31/2023



AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 0.

DATED: 10/5/2022

ENSEN MASON
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

BY: [Signature] DEPUTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

WILLIAM BARNHILL, HOLDER OF AN EASEMENT FOR CONVEYANCE OF WATER, RECORDED MARCH 3, 1882, IN BOOK 28, PAGE 268 OF DEEDS. EASEMENT IS BLANKET IN NATURE.

PETER LAMB, HOLDER OF AN EASEMENT FOR PIPELINE, RECORDED OCTOBER 5, 1885, IN BOOK 43, PAGE 3 OF DEEDS. EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.

VIVENDA WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES, DATED MARCH 18, 1892, IN BOOK 131, PAGE 182 OF DEEDS. EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.

JAMES BARNHILL, HOLDER OF AN EASEMENT FOR RIGHT OF WAY FOR TWO PIPES, RECORDED MARCH 18, 1892, IN BOOK 149, PAGE 215 OF DEEDS. EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.

JAMES BARNHILL, HOLDER OF AN EASEMENT FOR PIPELINE, RECORDED NOVEMBER 9, 1892, IN BOOK 166, PAGE 279 OF DEEDS. EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.

CITY OF COLTON, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PIPELINE, RECORDED JUNE 14, 1901, IN BOOK 300, PAGE 359 OF DEEDS. EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.

ROBERT J. BLAKELY, ET AL, HOLDER OF AN EASEMENT FOR WATER PIPELINE, RECORDED AUGUST 24, 1918, IN BOOK 640, PAGE 146 OF DEEDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POWER POLES AND POWER LINES, RECORDED APRIL 30, 1954, IN BOOK 3375, PAGE 126 OF DEEDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POWER POLES AND POWER LINES, RECORDED JULY 16, 1956, IN BOOK 3987, PAGE 539 OF DEEDS.

SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, HOLDER ON AN EASEMENT FOR FLOOD CONTROL PURPOSES, RECORDED MAY 29, 1947 IN BOOK 2051, PAGES 457-459, OFFICIAL RECORDS.

MARY BAKER, HOLDER OF AN EASEMENT FOR RIGHT OF WAY FOR GENERAL UTILITY PURPOSES, RECORDED JUNE 5, 1953, IN BOOK 3182, PAGES 172-172, OFFICIAL RECORDS.

CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED NOVEMBER 17, 1999 AS INSTRUMENT NO. 1999-0475426, OFFICIAL RECORDS.

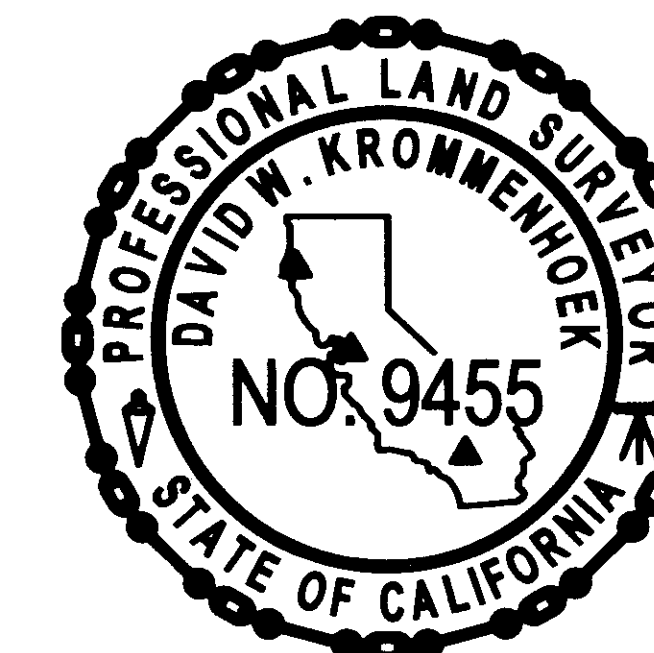
CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF SAN BERNARDINO MUNICIPAL CODE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ALEX QISHTA, RCE 66702 CITY ENGINEER
CITY OF SAN BERNARDINO

DATED: 9/21, 2022

BY: [Signature]
DAVID W. KROMMENHOEK, PLS 9455
CONTRACT CITY SURVEYOR, DESIGNEE



BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 0 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES (STATE, COUNTY, MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS PARCEL MAP WITH THE SAN BERNARDINO COUNTY ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED: 10/5/2022

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

BY: [Signature] DEPUTY

ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN BERNARDINO, PURSUANT TO AUTHORITY CONFERRED BY SECTION 19.02.040(6)(G,H) OF THE CITY OF SAN BERNARDINO DEVELOPMENT CODE, HEREBY APPROVES THIS MAP AND ACCEPTS THE OFFER OF DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES OF RANCHO AVENUE AND RIALTO AVENUE AS SHOWN ON THIS MAP.

DATED: 9/22/22

BY: [Signature]
ALEX QISHTA, RCE 66702
CITY ENGINEER

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2022-0337657

THIS 11th DAY OF Oct, 2022, AT 8:50 A.M. IN BOOK 259

OF Parcel Maps AT PAGES 72-73, AT THE REQUEST

OF Chicago Title Company,

IN THE AMOUNT OF \$ 13.00

~~ASSessor~~ CHRIS WILHITE
ASSESSOR-RECORDER-CLERK
SAN BERNARDINO COUNTY

BY: [Signature]
DEPUTY RECORDER

259/72

PARCEL MAP No. 20334

BEING A SUBDIVISION OF A PORTION OF BLOCKS 25, 66, AND 93 OF RANCHO SAN BERNARDINO,
ON FILE IN MAP BOOK 7, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY
FOR LOT CONSOLIDATION PURPOSESJOSEPH E. BONADIMAN & ASSOCIATES, INC.
SAN BERNARDINO, CA JANUARY 2022

LINE & CURVE DATA:

L#	BEARING	DISTANCE
L1	N03°54'42"E	71.23'
L2	N26°58'08"E	60.00'
L3	N89°34'33"E	60.00'
L4	N31°43'27"W	8.01'
L5	N87°26'33"E	44.00'
L6	N00°25'27"W	21.25'
L7	N89°34'33"E	93.68'
L8	N03°54'42"E	21.31'
L9	N89°34'33"E	11.03'

C#	DELTA	LENGTH	RADIUS
C1	04°10'12"	41.09'	564.64'
C2	01°55'35"	28.58'	850.00'
C3	01°55'25"	28.54'	850'
C4	27°48'18"	412.50'	850.00'
C5	27°49'01"	412.67'	850.00'
C6	08°49'31"	130.93'	850.00'
C7	08°49'31"	130.93'	850.00'

EASEMENTS & DEDICATIONS:

- EASEMENT TO SOUTHERN CALIFORNIA EDISON PER BOOK 3375, PAGE 126, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON PER BOOK 3987, PAGE 539, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.
- EASEMENT TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT PER BOOK 2051, PAGES 457-459, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.
- EASEMENT TO MARY BAKER PER BOOK 3182, PAGES 172-173, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.
- EASEMENTS TO THE CITY OF SAN BERNARDINO AND VARIOUS PUBLIC UTILITIES RESERVED OVER VACATED BELLEVUE STREET PER CITY OF SAN BERNARDINO RESOLUTION NO. 1999-273 AND RECORDED AS INSTRUMENT NO. 1999-0475426, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

SURVEYOR'S NOTES:

- A 1"x18" GALV IP WITH PLASTIC PLUG, STAMPED LS 7529, TO BE SET AT ALL LOT CORNERS. WHERE A 1" IP CANNOT BE SET, A NAIL AND BRASS TAG STAMPED LS 7529 WILL BE SET IN THE CONCRETE IN LIEU THEREOF. A NAIL AND TAG STAMPED LS 7529 WILL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE FRONT PROPERTY LINES IN LIEU OF FRONT LOT CORNERS.
- INDICATES FOUND MONUMENT AS NOTED
- SNF SEARCH, NOTHING FOUND
- (R1) DENOTES RECORD DATA PER PARCEL MAP 4833, PMB 45/31-30
- [R2] DENOTES RECORD DATA PER RECORD OF SURVEY, BOOK 45, PAGE 4
- {R3} DENOTES RECORD DATA PER PARCEL MAP 14967, PMB 181/80-81
- <R4> DENOTES RECORD DATA PER RECORD OF SURVEY 98-0106, BOOK 112, PAGES 47-54

M2: FD PK NAIL, NO REF,
FLUSH. ACCEPTED AS CL INT
OF RANCHO AVE AND RIALTO AVEM1: FD 2" BC, SB CO,
SE COR SEC 6, PER <R4>PM 14967
PMB 181/80-81ROS 98-0106
RSB 112/47-54FD S&W SB CITY TAG
PER RS <R4>, DN 0.10ROS 98-0106
RSB 112/47-54Q RANCHO AVENUE & WLY RANCHO LINE
N03°54'42"E 2607.33'
(N04°10'00"E) {893.52}N3°54'42"E (415.11')
414.60'APN 0142-211-11
SON NGUYEN &
LAN T. VO
INST 2018-0147844APN 0142-211-09
JAIME & MARIE RAMIREZ
INST 2005-0318258APN 0142-211-08
VARGAS, ET AL
INST 2018-0371239APN 0142-211-28
DOS AMIGO TUNE UP
INST 2002-0516000APN 0142-211-05
ARTURO SILVIA
INST 2005-0904412APN 0142-082-06
BURLINGTON NORTHERN AND SANTA FE RAILROAD CO
INST 2000-0241222APN 0142-082-09
JENNY A MORENO
INST 2014-0069511APN 0142-082-12
TERZIAN
INST 2020-0466148APN 0142-082-10
WILLIAM & STEPHEN RANGEL
INST 2014-010378APN 0142-082-04
RINCON FAMILY TRUST
INST 2011-0100520APN 0142-082-13
PAUL M. GUSTASON
INST NO 1997-0000013APN 0269-311-01
BURLINGTON NORTHERN AND SANTA FE RAILROAD CO
INST 2000-0241222FD 1" BRASS CAP
TAGGED SBFCFD, 1958,
NO REF, FLUSHPARCEL 1
GROSS 14.482 ACRES
NET 14.299 ACRESSEE DETAIL "A"
HEREONAPN 0269-311-01
BURLINGTON NORTHERN AND SANTA FE RAILROAD CO
INST 2000-0241222TRAIL EASEMENT
DEDICATED HEREONN'LY R/W LINE OF
BELLEVUE MB 7/2

SNF

FD 1" IP, ILLEG,
IN LIEU OF 2" IP
PER (R1), DN 0.30
CL INT MUSCOTT STFD 1/2" IP, NO TAG,
PER (R1) & [R2], DN 0.30FD 1" IP W/ SB CITY N&T,
PER (R1) & [R2], DN 0.05REC OF SUR
RSB 45/4FD PK, FLUSH
NO REF, ACCEPTED AS BC

Q ARROW ROUTE

Q PENNSYLVANIA
AVENUEFD 1" IP, ILLEG,
IN LIEU OF 2" IP
PER (R1), DN 0.30
CL INT MUSCOTT STFD 1/2" IP, NO TAG,
PER (R1) & [R2], DN 0.30FD 1" IP W/ SB CITY N&T,
PER (R1) & [R2], DN 0.05REC OF SUR
RSB 45/4FD PK, FLUSH
NO REF, ACCEPTED AS BC

Q ARROW ROUTE

Q PENNSYLVANIA
AVENUEFD 1" IP, ILLEG,
IN LIEU OF 2" IP
PER (R1), DN 0.30
CL INT MUSCOTT STFD 1/2" IP, NO TAG,
PER (R1) & [R2], DN 0.30FD 1" IP W/ SB CITY N&T,
PER (R1) & [R2], DN 0.05REC OF SUR
RSB 45/4CORS ID: EWPP
NGS STA PID: DH7046
N: 1,860,639.63
E: 6,705,286.98

N88°43'57"E 58,501.16' GRID

N88°42'56"W 58,323.64' GRID

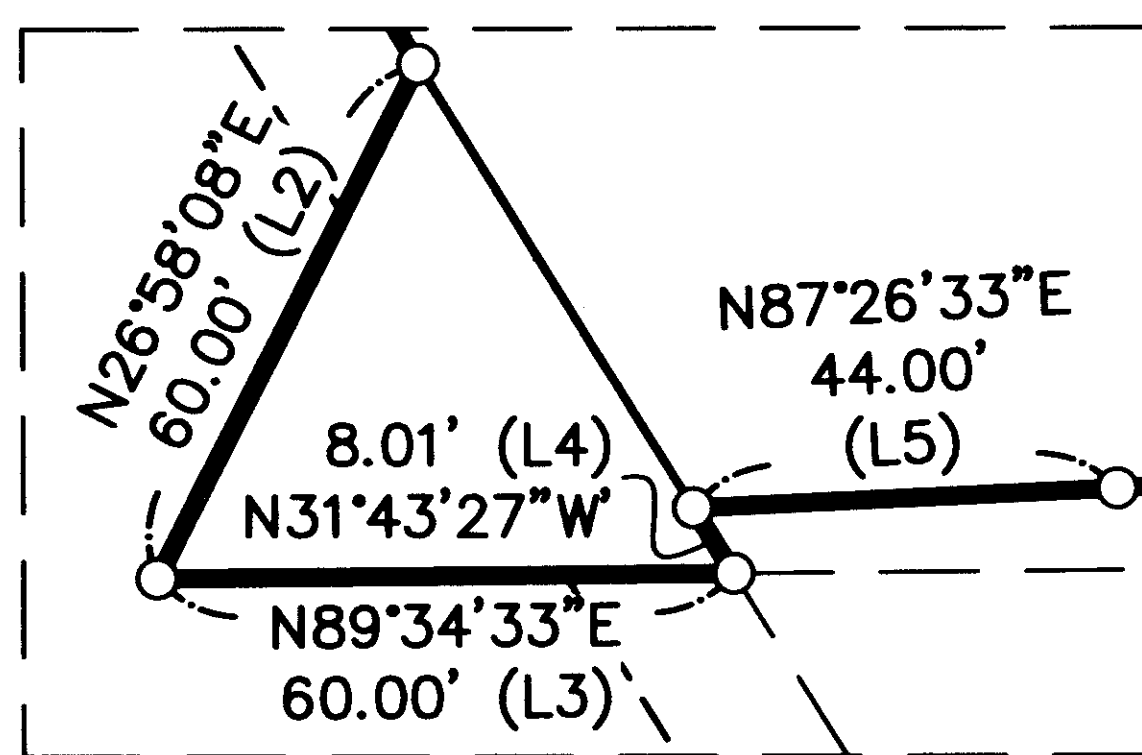
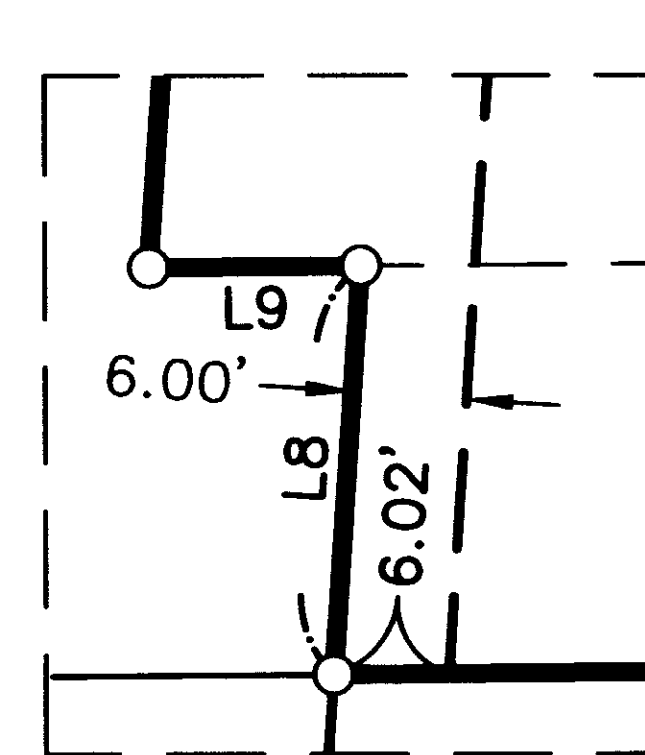
N10°58'28"E 68,450.70' GRID
BASIS OF BEARINGN46°14'16"E 99,025.58' GRID
N47°16'25"E 97,113.78' GRIDCONVERGENCE ANGLE
AT POINT M1
NO SCALE0°22'57"
GEODETIC NORTH
CCS83 GRID NORTH

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY CALIFORNIA
COORDINATE SYSTEM 1983, ZONE V, BASED ON A CALCULATED LINE
FROM NGS STATION PID# DH7046 (EWPP) TO NGS STATION PID# DK6393
(NOCO) HAVING A BEARING OF N10°58'28"E.ALL MEASURED DISTANCES SHOWN ARE GROUND FEET UNLESS
OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND
DISTANCES BY COMBINATION FACTOR OF 0.99993704.A CL RANCHO AVENUE AND WESTERLY LINE OF RANCHO SAN
BERNARDINO, N03°54'42"E, 2607.33' GROUND, 2607.17' GRID

M1 N: 1,861,933.57 E: 6,763,773.83

M2 N: 1,859,332.32 E: 6,763,595.96

DETAIL "A"
SCALE 1"=40'DETAIL "B"
SCALE 1"=20'